

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING

March 18, 2014

1st Floor Conference Room

MINUTES

Committee Members Present: Gordon Smith, Chris Pelly, Cecil Bothwell

Staff Present: Jeff Staudinger, Judy Daniel, Cathy Ball, Dave Hill, Tara Irby, Shannon Capezzali, Marvin Feinblatt, Sandra Anderson, Martha McGlohan, Heather Dillashaw, Jannice Ashley

1. Minutes – The meeting minutes from February 18, 2014 were approved.
2. Updates
 - a. Housing Trust Fund: Dave Hill provided a financial overview of the HTF reports and scheduled payments. Available uncommitted funding is \$58,107.
 - b. East of the Riverway update:
 - i. Jeff Staudinger provided an update on the public wrap-up meeting which will occur tonight, March 18 at 6pm at the Wesley Grant Southside Community Center. The meeting will provide information about the deliverables for the Neighborhood Greenways, Transportation Network Plan, and Riverside Drive Development Plan. Consultants will make a presentation first with studio time afterwards for the public to meet and discuss the deliverables one-on-one.
 1. Cecil Bothwell asked whether gentrification prevention has been successful in other places. Jeff Staudinger stated that best practices are available which identify methods to reduce the negative impacts of gentrification through partnership efforts. Gordon Smith stated that the City is trying to achieve a balance by promoting mixed use and mixed income neighborhoods.
 - ii. An RFQ for the final design and construction drawings for 14 Riverside Drive will be released shortly.
 - iii. TIGER VI grant funds will be open for applications soon. The City is looking to apply for the completion of the RADTIP.
 - c. Eagle Market Place: Dave Hill provided an update on the construction progress at the site including the installation of the foundation. Poor weather has resulted in some delays. Financial reporting and compliance issues are being resolved.
 - d. Section 108 request: Staff are still waiting for a response from HUD Greensboro regarding the request to amend the Section 108 loan.
 - e. Personnel Update: Dave Hill, CD Analyst, will be leaving the City of Asheville. Advertisements for the position have been posted.
3. Unfinished Business
 - a. CDBG Application Recommendations: The HCD Members deliberated on the CDBG funding allocation recommendations for the 2014-2014 fiscal year.
 - i. A motion was made by Cecil Bothwell to approve the recommendations to City Council listed below. Seconded by Chris Pelly. The motion passed unanimously.

- ii. Jeff Staudinger requested that if HUD's allocation is different by 10% or less of the estimated amount, pro-rata reductions or increases will be made for all projects except those receiving full funding. If the allocation differs by more than 10%, the HCD Committee will meet to decide how to reallocate funds. The HCD Committee members agreed with this arrangement.
- iii. The funding recommendations will be published for public comment this week and provided to City Council at their regularly scheduled April 22, 2014 meeting where final funding decisions will be announced.

	AGENCY	PROGRAM	2014-2015 Request	2014-2015 Funding Recommendation
Housing				
	MHO	Tier I	\$ 75,000.00	\$ 75,000
	MHO	Tier II	\$ 75,000.00	\$ 75,000
	MHO	DPA	\$ 60,000.00	\$ 60,000
	AAHH	Home Repair	\$ 50,000.00	\$ 49,310
Housing Services				
	AAHH	Homeowner Education	\$ 75,000.00	\$ 60,000
	HB	Pathways to Permanent Housing	\$ 85,000.00	\$ 85,000
	MHO	Lending Services	\$ 140,000.00	\$ 130,000
	ABCCM	Housing Services HPRP	\$ 20,920.00	\$ 15,000
Economic Development				
	MtBzwc	Business Coaching for Entrepreneurs	\$ 90,304.00	\$ 70,000
	GO	Job Training and Placement	\$ 150,000.00	\$ 150,000
	WWDF	Ujamaa Freedom Market	\$ 27,000.00	\$ 27,000
Public services subject to 15% cap				
	PLS	Homelessness Prevention	\$ 60,000.00	\$ 50,000
	ABCRC	Fair Housing	\$ 35,000.00	\$ 16,500
	ACSF	After School Program	\$ 30,000.00	\$ 26,670
	YWCA	School Age Program	\$ 25,000.00	
	HB	AHOPE	\$ 95,000.00	\$ 50,000
	Helpmate	Domestic Violence Svc	\$ 16,480.00	\$ 16,480
	OnTrack	Financial Counseling	\$ 20,000.00	\$ 10,000
Administration				
	CDBG Admin		\$ 202,740.00	\$ 202,740
	TOTAL CDBG	18 projects	\$ 1,129,704.00	
		Funding Recommendations		\$ 1,168,700
		Balance		\$ -

- b. Housing Trust Fund – Biotat LLC: Jeff Staudinger provided an overview of the HTF contingency reserve funds which total \$58,107. The Biotat LLC project is a proposed 30 unit rental housing development of single bedroom units for the Hardest to House chronically homeless population. Rents would be supported through vouchers secured through the Housing Authority and the Veterans Administration. On-site support services would include case management, medical services, and 24 hour security. Currently the land is under contract, HOME funding of \$75,000 has been recommended

by the Housing Consortium, and the developer is seeking construction estimates. Members noted that this project is an important piece in the City's 10 Year Plan to End Homelessness, and that City and County are on track to declare by 2015 that we have ended chronic homelessness in Asheville.

- i. A motion was made by Cecil Bothwell to recommend the approval of the remaining Housing Trust Funds of \$58,107 to the Biotat project. Seconded by Chris Pelly. The motion passed unanimously.
- ii. Cecil Bothwell requested that the developer consider LED lights over the proposed CFL's due to potential cost savings.

4. New Business

- a. ESG Funds: Heather Dillashaw introduced a request by City staff to allocate \$10,000 in unspent ESG funds to Homeward Bound to be spent by the June 30, 2014 deadline established by the State.
 - i. A motion was made by Chris Pelly to approve the allocation of the funds to Homeward Bound. Seconded by Cecil Bothwell. The motion passed unanimously.

5. Public Comment

- a. None

6. Future Business

- a. The April meeting will include a consideration of the Outside Agency Grant/Strategic Partnership Fund. The budget is expected to remain the same as last year, minus \$35,000 for ABCRC which has been shifted to the Police Department budget.
- b. Information about Inclusionary Zoning will also be provided by Jannice Ashley at the April meeting. Jannice asked for additional information about what type of information the Committee is needing. Gordon Smith stated that the committee wants an overview of what Inclusionary Zoning is, what the options are, and how to incentivize it. Staff is not requested to make policy recommendations at this time.
- c. Cecil Bothwell stated that cost savings to City services that have resulted from funding to programs such as supportive housing should be examined to evaluate whether budget shifts should occur in response to those savings. Heather Dillashaw stated that a study is available from 2008 from the City of Chapel Hill which analyzed cost savings related to supportive housing. Staff will provide a copy of that report to the HCD Committee

The next meeting of the HCD Committee will be April 15, 2014 at 9:00 am in the 5th floor Conference Room of Asheville City Hall. The regularly scheduled meeting time has been changed from 8:30 am to 9:00 am going forward.